



**Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee**

Wednesday, July 25, 2018

9:45 AM

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison and Schneider (8)

Absent: Moore (1)

PUBLIC TESTIMONY

Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Mr. George Blakemore

2. Mr. Mark Armstrong

[18-4929](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 06/27/2018

A motion was made by Vice Chairman Moody, seconded by Commissioner Arroyo, to approve 18-4929. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison and Schneider (8)

Absent: Moore (1)

[18-4366](#)

Sponsored by: TONI PRECKWINKLE (President) and GREGG GOSLIN, Cook County Board Of Commissioners

PROPOSED RESOLUTION

OWS ENT, INC. 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: OWS Ent, Inc.

Address: 65 Century Drive, Wheeling, Illinois

Municipality or Unincorporated Township: Village of Wheeling

Cook County District: 14

Permanent Index Number: 03-11-410-003-0000

Municipal Resolution Number: Village of Wheeling, Resolution No. 17-136

Number of month property vacant/abandoned: Nine (9) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: None

Estimated Number of jobs retained at this location: 22 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 20 construction workers

Proposed use of property: Industrial, warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Arroyo, to recommend for approval 18-4366. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison and Schneider (8)

Absent: Moore (1)

[18-4368](#)

Sponsored by: TONI PRECKWINKLE (President) and GREGG GOSLIN, Cook County Board Of Commissioners

PROPOSED RESOLUTION

JI REALTY COMPANY, LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: JI Realty Company, LLC

Address: 1919 Stanley Street, Northbrook, Illinois

Municipality or Unincorporated Township: Village of Northbrook

Cook County District: 14th

Permanent Index Number: 04-15-102-008-0000 and 04-15-102-009-0000

Municipal Resolution Number: Village of Northbrook, Resolution No. 2017-R-131

Number of month property vacant/abandoned: Five (5) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Four (4) to eight (8) full-time jobs

Estimated Number of jobs retained at this location: 26 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 20 construction jobs

Proposed use of property: Industrial use, warehousing and distribution of parts used in the aviation industry

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Schneider, to recommend for approval 18-4368. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison and Schneider (8)

Absent: Moore (1)

[18-4376](#)

Sponsored by: TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

CAROSEL HOLDINGS, LLC D/B/A CAROSEL CHECKS INC. 6B PROPERTY TAX

INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Carosel Holdings, LLC d/b/a Carosel Checks Inc.

Address: 11152 Southwest Highway, Palos Hills, Illinois

Municipality or Unincorporated Township: City of Palos Hills

Cook County District: 17th

Permanent Index Number: 23-24-100-096-0000; 23-24-109-007-0000; 23-24-109-008-0000;
23-24-109-014-0000

Municipal Resolution Number: City of Palos Hills Resolution Number

Number of month property vacant/abandoned: Six (6) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 20-25 full-time, jobs and 20-25 part-time

Estimated Number of jobs retained at this location: 81 full-time jobs and 6 part-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: Five (5) - 10 construction jobs

Proposed use of property: Industrial, manufacturing, warehousing and distribution of paper checks

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Arroyo, to recommend for approval 18-4376. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison and Schneider (8)

Absent: Moore (1)

[18-4388](#)

Sponsored by: TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

PROPOSED RESOLUTION

AC & DC CAPITAL GROUP LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: AC & DC Capital Group LLC

Address: 12828 South Ridgeway Avenue, Alsip, Illinois 60803

Municipality or Unincorporated Township: Alsip

Cook County District: 6

Permanent Index Number: (2) PINs: 24-35-100-031-0000; 24-35-100-045-0000

Municipal Resolution Number: Village of Alsip Ordinance 2017-7-5 approved June 24, 2017

Number of month property vacant/abandoned: ½ month vacancy

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 5 full-time, 0 part-time

Estimated Number of jobs retained at this location: 9 full-time, 0 part-time

Estimated Number of employees in Cook County: 9 full-time, 0 part-time

Estimated Number of construction jobs: 10

Proposed use of property: Industrial-Food manufacturing

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that

justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Arroyo, seconded by Commissioner Morrison, to recommend for approval 18-4388. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison and Schneider (8)

Absent: Moore (1)

[18-4394](#)

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

1055 ARTHUR, LLC OR ITS NOMINEE 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real

Property Assessment Classification 6b application containing the following information:

Applicant: 1055 Arthur, LLC or its Nominee

Address: 1055 Arthur Avenue, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Village of Elk Grove Village

Cook County District: 15th

Permanent Index Number: 08-34-302-028-0000

Municipal Resolution Number: Village of Elk Grove Village Resolution Number 48-16

Number of month property vacant/abandoned: Three (3) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: One (1) to three (3) full-time jobs One (1) part-time job

Estimated Number of jobs retained at this location: 45 full-time jobs, three (3) part-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 15-20 construction jobs

Proposed use of property: Industrial use warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Gainer, to recommend for approval 18-4394. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison and Schneider (8)

Absent: Moore (1)

ADJOURNMENT

A motion was made by Vice Chairman Moody, seconded by Commissioner Schneider to adjourn the meeting.. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison and Schneider (8)

Absent: Moore (1)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.